



**TOWN OF BLUFFTON  
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA**

**ELECTRONIC MEETING**

**Wednesday, September 9, 2020 1:00 p.m.**

---

This meeting can be viewed on the Town of Bluffton's Facebook page starting at 1:00 p.m.  
<https://www.facebook.com/TownBlufftonSC/>

All Applications can be viewed on the Town of Bluffton's Permit Finder page  
<https://www.townofbluffton.us/permit/>

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENTS**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- 1. Palmetto Bluff Moreland Waterway Expansion (Development Plan Amendment):** A request by Michael Hughes of Thomas & Hutton on behalf of Dallas Wood, May River Forest, LLC for approval of a Development Plan Amendment. The project consists of general clearing, clearing, grading and excavation to allow for lagoon expansion. The property is zoned Palmetto Bluff Planned Unit Development and consists of approximately 56.3 acres identified by tax map numbers R614 052 000 0059 0000 and R614 057 000 0001 0000 located within the Palmetto Bluff Master Plan. (DP 04-01-009592) (Staff-Will Howard)
- 2. Stop N Stor (Final Development Plan):** A request by Thomas and Hutton, on behalf of Mick Jordan, for approval of a Final Development Plan. The project consists of the construction of a 7,500 square foot storage building with associated infrastructure. The property is zoned Shultz Tract Planned Unit Development and consists of approximately .50 acres identified by tax map number R610 031 000 0983 0000 located northwest of the intersection of Bluffton Parkway and Persimmon Street. (DP-07-19-013387) (Staff - Will Howard)
- 3. 115 Persimmon Street (Preliminary Development Plan):** A request by Sam Connor on behalf of May River Commercial Properties LLC for approval of a

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.

\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Committee. Public comment must not exceed three (3) minutes.

Preliminary Development Plan. The project consists of the construction of a 7,000 SF commercial office and warehouse with associated parking and infrastructure. The property is zoned Shultz Tract Planned Unit Development and consists of approximately .84 acres identified by tax map number R610 031 000 1439 0000 located at 115 Persimmon Street. (DP 08-20-14463) (Staff-Will Howard)

4. **158 Simmonsville Road (Subdivision Plan):** A request by Carolyn Brown, applicant, on behalf of the Heirs of Frazier, owner, for review of a Subdivision Plan for the division of 9.21 acres into 11 single-family lots. The property is identified by tax map number R610 031 000 0019 0000 & R610 031 000 0168 0000. The property is zoned Residential General. (SUB-08-20-14458) (Staff-Alan Seifert)
5. **28 Pritchard Street (Subdivision Plan):** A request by Roger Keyes of CBCO LLC, owner, for review of a Subdivision Plan for the division of 0.21 acres into 2 single-family lots. The property is identified by tax map number R610 039 00A 0045 0000 and is located within the Old Town Bluffton Historic District. The property is zoned Neighborhood General - Historic District. (SUB-08-20-14450) (Staff-Alan Seifert)

## VI. DISCUSSION

## VII. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, September 16, 2020**

\*Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at [dmclain@townofbluffton.com](mailto:dmclain@townofbluffton.com). Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Development Review Committee.

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.

\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Committee. Public comment must not exceed three (3) minutes.